

IN THE DISTRICT/SUPERIOR COURT FOR THE STATE OF ALASKA
AT _____

_____) DOB _____
Plaintiff,
vs. _____ DOB _____
_____) DOB _____
Defendant(s). _____) CASE NO. _____

ANSWER TO FORCIBLE ENTRY AND DETAINER (EVICTION) COMPLAINT

1. Plaintiff has filed an action to evict me from the property I am renting.
 I ADMIT that plaintiff is entitled to evict me.
 I DENY that plaintiff is entitled to evict me for the reasons explained in the defenses below.

2. Plaintiff has filed claims for unpaid rent and damages against me.
 - a. Rent.
 I ADMIT that I owe plaintiff \$_____ for rent.
 I DENY that I owe plaintiff rent for the reasons explained in the defenses below.
 - b. Damages.
 I ADMIT that I owe plaintiff \$_____ for damages.
 I DENY that I owe plaintiff any money for damages.

3. Defenses. I believe I have the following defenses:
 - a. The eviction notice ("Notice to Quit") was improper because:

 - b. Plaintiff refused to accept the payment I offered or refused to allow me to fix the problem.
 - c. The amount of rent claimed is incorrect because:
 (1) Rent is not owed in the amount claimed because plaintiff has failed to provide essential services or meet other obligations under the Landlord Tenant Act.
 (2) The following amounts were not credited to my account:

 - d. No damage was done to the rental property beyond ordinary wear and tear.
 - e. The rental property was fully cleaned prior to departure.

4. Counterclaims. The plaintiff owes me \$ _____ an amount to be determined at trial, for the following reasons:

a. Plaintiff entered my home without notice or my permission _____ times, and I am entitled to statutory damages under AS 34.03.300(b) of at least one month's rent for each unlawful entry.

b. Plaintiff's failure to maintain a habitable dwelling reduced the value of the rental property. Plaintiff failed to make the following repairs or supply the following services: _____

Rent should be reduced to \$ _____ per month.

c. Plaintiff has refused to return or account for the security deposit of \$ _____ and I am entitled to the deposit and statutory damages under AS 34.03.070.

d. Other _____

5. Request for Relief. I seek the following relief:

a. The court deny plaintiff's claims.

b. Actual and statutory damages in an amount to be proven at trial.

c. My costs and attorney fees.

d. Other relief as may be just and appropriate

Date

Signature of Defendant

Printed Name

Mailing Address

City State ZIP

Daytime Contact or Message Phone Email*

* I authorize the court to email me court documents in this case to the email address above.

Certificate of Service

I am filing this document through the court's TrueFiling program and will fill out the Certificate of Service through that program.

I certify that on _____ at _____ [date/time] I gave a copy of this document to each plaintiff by:

Mail Hand-Delivery

Email (only if plaintiff(s) agreed to email service in the complaint)

Signature: _____